

44-2-100

43-42

WARRANTY DEED

Joint Tenancy

011244

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS, that I, PAUL J. MITCHELL of Waterville, County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by ANDRE P. BOLDUC and LYNN M. BOLDUC whose mailing address is RFD 1, Box 2555, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant bargain, sell and convey unto the said ANDRE P. BOLDUC and LYNN M. BOLDUC, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #14 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #14 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 191.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by Warranty Deed of Brihant Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said ANDRE P. BOLDUC and LYNN M. BOLDUC, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said ANDRE P. BOLDUC and LYNN M. BOLDUC, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL,
 relinquishing and conveying all rights by descent and all other
 rights in the above described premises, have hereunto set my hand
 and seal this 5 day of JULY, 1989.

Signed, Sealed and Delivered
 in presence of

R. E. York

Paul J. Mitchell
 PAUL J. MITCHELL

STATE OF MAINE
 County of Kennebec

JULY 5, 1989

Then personally appeared, before me, the above-named PAUL J. MITCHELL and acknowledged the foregoing instrument to be his free act and deed.

Robert E. York
 Notary Public ~~Attorney at Law~~
 Robert E. York



RECEIVED KENNEBEC SS.

1989 JUL -6 PM 2:10

ATTEST: Harriet Ruth Means
 REGISTER OF DEEDS